

Village of Sturtevant
Planning Commission Meeting Minutes
Thursday, October 11, 2007

Regular Meeting

Members present: Steve Jansen, Tim Hastings, Gary Johnson, Michael Ramig, Mark Soine. Absent: Fred Kobylinski, George Loumos. Also attending: Mark Janiuk.

Meeting called to order by Steve Jansen at 6:04 p.m.

- **Acceptance of Prior Meeting Minutes**

Motion Gary Johnson, Second Tim Hastings to accept the minutes from the Regular Meeting of the Planning Commission on September 13, 2007. All ayes. Motion carried.

- **Public Comments**

Floor was opened for public comments.

Sherry Degerman, 1505 92nd St. Unit 38 – Ms. Degerman is the president and treasurer of the Village Homes of Park Ridge Condominiums, read a statement concerning the renter signage and the number of pure rentals that were to be originally allowed in the development. Although the sign request was withdrawn, she wanted to go on record that the homeowners association is strongly opposed to any signs referencing rental units that may be proposed in the future. The second issue is the number of rental units currently in the complex, which is much higher than any of the homeowners were told it would be at the time of purchase. They would like to find out the actual number of rental units that were to be allowed for this development and will work with the Village towards that end.

Other comments included:

LeRoy Roberts, 1511 92nd St. Unit 63 – Utility hook-up might be proof of renter change.

Edna Roberts, 1511 92nd St. Unit 63 – There is a problem with the condo addresses with respect to election registrations.

Janice Koniski, 1507 92nd St. Unit 21 – She indicated she was personally informed there would only be two buildings for rental units. As far as communications are concerned, up until June 2007 there was a person that was on both of the association boards to aid in communications between the two entities.

Janet Peterson, 1505 92nd St. Unit 37 – Questioned whether the rental sign placed on ECU property could be taken down by Park Ridge home owners.

No further comments were offered. Floor was closed to public comments at 6:30 p.m.

- **Renaissance Plaza, LLC – 930 Renaissance Blvd: New Construction of a Strip Mall; Final Approval: Conditional Use Permit to Lease Tenant Spaces; Conceptual/Preliminary/Possible Final Approval**

No representative showed. Item will be held over until next month's meeting. All ayes. Motion carried.

- **Johnson Farm – 2617 West Road: Certified Survey Map – Conceptual/Preliminary/Possible Final Approval**

A Certified Survey Map of the Johnson Farm was submitted for approval. It divides the Johnson property into two lots with an extension of Enterprise Drive placed between them. For information, Bruce Lasko submitted a plan for a proposed 432,000 sq.ft. building for Lot 1. Prologis will put up the building for an undisclosed client. Prologis plans to vacate public r.o.w in the present cul-de-sac which will require a public hearing. The County has seen the plan and is fine with it.

Motion Steve Jensen, Second Mark Soine to approve the CSM for the Johnson Farm as submitted. Hastings, abstain. Johnson, aye. Ramig, aye. Soine, aye. Jansen, aye. Motion carried.

- **Village Homes at Park Ridge – 1501 92nd Street: Sign Approval for Condominium Complex; Conceptual/Preliminary/Possible Final Approval**

Item was cancelled prior to the meeting. No action taken.

Adjournment – Motion to adjourn. All ayes. Motion carried. Meeting adjourned at 6:48 p.m.

Respectfully submitted,

Mark Soine

Mark Soine

Secretary of the Planning Commission